



Date Posted: 3/18/2024
Date to be Removed: 4/10/2024

Project No. 23-0005187 (Conditional Use Permit)

Project Title

325 North First Street

Project Location (Address)

Request for a Conditional Use Permit to allow a pet shop with grooming services in a vacant retail tenant space located at 325 North Third Street (Hollywood Grooming). The Project includes interior remodeling work to add two restrooms, three bathtubs for the proposed grooming service area, and a retail area. No changes are being proposed to the existing square footage and exterior façade of the building.

Project Description

Chuck Rubin

Project Applicant

Fatima Benitez, Associate Planner

(818) 238-5250

Project Planner

Phone

Director's Environmental Decision:

X **Categorically Exempt**

Staff recommends that the Planning Commission find the Project to be from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301(a) of the CEQA Guidelines pertaining to minor alteration of an existing structure, as the action involves the construction of interior tenant improvements for a future use that is conditionally allowed by the Burbank Municipal Code, and there are no unusual circumstances that would preclude the use of this exemption. None of the Exceptions to the Categorical Exemptions listed in Section 15300.2 of CEQA Guidelines apply to this Project. The Project is not located in a particularly sensitive, designated, or precisely mapped environmental resource area; and the project is not historical resource or located within a near scenic highway. Furthermore, the Project is not mapped hazardous waste site and is not expected to have a significant effect on the environment due to any unusual circumstances.

Reasons why the project poses no environmental impact

Federico Ramirez

Date

Assistant Community Development Director